

**SNAPSHOT of HOME Program Performance--As of 12/31/08**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Fulton County Consortium State: GA

PJ's Total HOME Allocation Received: \$12,000,340 PJ's Size Grouping\*: B

PJ Since (FY): 2000

| Category   | PJ       | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* |         |         |
|--|----------|---------------|------------|---------------|------------------------------|---------|---------|
|  |          |               |            |               | Group                        | B       | Overall |
| Program Progress:  |          |               |            | PJs in State: | 10                           |         |         |
| % of Funds Committed   | 94.14 %  | 92.19 %       | 4          | 90.66 %       | 82                           | 80      |         |
| % of Funds Disbursed   | 67.30 %  | 81.07 %       | 10         | 81.06 %       | 3                            | 7       |         |
| Leveraging Ratio for Rental Activities                           | 4.65     | 3.74          | 1          | 4.62          | 100                          | 100     |         |
| % of Completed Rental Disbursements to All Rental Commitments*** | 100.00 % | 75.65 %       | 1          | 81.27 %       | 100                          | 100     |         |
| % of Completed CHDO Disbursements to All CHDO Reservations***    | 94.66 %  | 54.80 %       | 1          | 68.23 %       | 97                           | 94      |         |
| Low-Income Benefit:  |          |               |            |               |                              |         |         |
| % of 0-50% AMI Renters to All Renters                            | 100.00 % | 66.35 %       | 1          | 79.86 %       | 100                          | 100     |         |
| % of 0-30% AMI Renters to All Renters***                         | 78.57 %  | 32.31 %       | 1          | 44.82 %       | 96                           | 93      |         |
| Lease-Up:  |          |               |            |               |                              |         |         |
| % of Occupied Rental Units to All Completed Rental Units***      | 100.00 % | 91.05 %       | 1          | 94.65 %       | 100                          | 100     |         |
| Overall Ranking:   |          |               | In State:  | 1 / 10        | Nationally:                  | 100     | 99      |
| HOME Cost Per Unit and Number of Completed Units:                |          |               |            |               |                              |         |         |
| Rental Unit  | \$84,286 | \$12,854      |            | \$25,419      | 14 Units                     | 0.70 %  |         |
| Homebuyer Unit   | \$15,431 | \$17,018      |            | \$14,530      | 189 Units                    | 9.50 %  |         |
| Homeowner-Rehab Unit   | \$36,558 | \$27,871      |            | \$20,251      | 49 Units                     | 2.50 %  |         |
| TBRA Unit  | \$1,049  | \$1,533       |            | \$3,156       | 1,738 Units                  | 87.30 % |         |

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Fulton County Consortium GA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

|                    | Rental    | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| <b>PJ:</b>         | \$476,116 | \$109,020 | \$37,643  |
| <b>State:*</b>     | \$50,333  | \$64,652  | \$28,760  |
| <b>National:**</b> | \$89,640  | \$72,481  | \$22,984  |

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.0 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 0.9

|  | Rental<br>%  | Homebuyer<br>%   | Homeowner<br>%   | TBRA<br>%  |
|--|--|--|--|--|
| <b>RACE:</b>                             |  |  |  |  |
| White:                                   | <span style="border: 1px solid black; padding: 2px;">64.3</span> | <span style="border: 1px solid black; padding: 2px;">1.1</span>  | <span style="border: 1px solid black; padding: 2px;">10.2</span> | <span style="border: 1px solid black; padding: 2px;">1.3</span>  |
| Black/African American:                  | <span style="border: 1px solid black; padding: 2px;">35.7</span> | <span style="border: 1px solid black; padding: 2px;">89.7</span> | <span style="border: 1px solid black; padding: 2px;">89.8</span> | <span style="border: 1px solid black; padding: 2px;">98.6</span> |
| Asian:                                   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">1.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.1</span>  |
| American Indian/Alaska Native:           | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">1.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Native Hawaiian/Pacific Islander:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| American Indian/Alaska Native and White: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Asian and White:                         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Black/African American and White:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| American Indian/Alaska Native and Black: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Other Multi Racial:                      | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">6.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Asian/Pacific Islander:                  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |

### ETHNICITY:

|          |   |   |   |   |
|----------|---|---|---|---|
| Hispanic | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.6</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
|----------|---|---|---|---|

### HOUSEHOLD SIZE:

|                    |  |  |  |  |
|--------------------|--|--|--|--|
| 1 Person:          | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">28.6</span> | <span style="border: 1px solid black; padding: 2px;">28.6</span> | <span style="border: 1px solid black; padding: 2px;">15.6</span> |
| 2 Persons:         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">21.1</span> | <span style="border: 1px solid black; padding: 2px;">38.8</span> | <span style="border: 1px solid black; padding: 2px;">25.8</span> |
| 3 Persons:         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">22.9</span> | <span style="border: 1px solid black; padding: 2px;">18.4</span> | <span style="border: 1px solid black; padding: 2px;">25.8</span> |
| 4 Persons:         | <span style="border: 1px solid black; padding: 2px;">14.3</span> | <span style="border: 1px solid black; padding: 2px;">13.1</span> | <span style="border: 1px solid black; padding: 2px;">6.1</span>  | <span style="border: 1px solid black; padding: 2px;">19.3</span> |
| 5 Persons:         | <span style="border: 1px solid black; padding: 2px;">21.4</span> | <span style="border: 1px solid black; padding: 2px;">9.7</span>  | <span style="border: 1px solid black; padding: 2px;">4.1</span>  | <span style="border: 1px solid black; padding: 2px;">6.0</span>  |
| 6 Persons:         | <span style="border: 1px solid black; padding: 2px;">64.3</span> | <span style="border: 1px solid black; padding: 2px;">1.7</span>  | <span style="border: 1px solid black; padding: 2px;">4.1</span>  | <span style="border: 1px solid black; padding: 2px;">5.8</span>  |
| 7 Persons:         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">1.7</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">1.1</span>  |
| 8 or more Persons: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">1.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.5</span>  |

### HOUSEHOLD TYPE:

|                        |  |  |  |  |
|------------------------|--|--|--|--|
| Single/Non-Elderly:    | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">38.3</span> | <span style="border: 1px solid black; padding: 2px;">16.3</span> | <span style="border: 1px solid black; padding: 2px;">18.5</span> |
| Elderly:               | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">20.4</span> | <span style="border: 1px solid black; padding: 2px;">2.2</span>  |
| Related/Single Parent: | <span style="border: 1px solid black; padding: 2px;">14.3</span> | <span style="border: 1px solid black; padding: 2px;">44.6</span> | <span style="border: 1px solid black; padding: 2px;">32.7</span> | <span style="border: 1px solid black; padding: 2px;">66.2</span> |
| Related/Two Parent:    | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">16.0</span> | <span style="border: 1px solid black; padding: 2px;">14.3</span> | <span style="border: 1px solid black; padding: 2px;">11.7</span> |
| Other:                 | <span style="border: 1px solid black; padding: 2px;">85.7</span> | <span style="border: 1px solid black; padding: 2px;">1.1</span>  | <span style="border: 1px solid black; padding: 2px;">16.3</span> | <span style="border: 1px solid black; padding: 2px;">1.5</span>  |

### SUPPLEMENTAL RENTAL ASSISTANCE:

|                |   |  |
|----------------|---|--|
| Section 8:     | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">2.3</span> <sup>#</sup> |
| HOME TBRA:     | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |  |
| Other:         | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |  |
| No Assistance: | <span style="border: 1px solid black; padding: 2px;">100.0</span> |  |

**# of Section 504 Compliant Units / Completed Units Since 2001** 0

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Fulton County Consortium

State: GA

Group Rank: 100  
(Percentile)

State Rank: 1 / 10 PJs

Overall Rank: 99  
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR                              | DESCRIPTION   | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|------------|----------|
| 4                                   | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 73.60%   | 100        |          |
| 5                                   | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS    | < 47.54%   | 94.66      |          |
| 6                                   | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME                  | < 70%**    | 100        |          |
| 8                                   | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS                | < 90.20%   | 100        |          |
| "ALLOCATION-YEARS" NOT DISBURSED*** |   | > 3.500    | 2.49       |          |

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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